

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

June 21, 2007

CALL TO PODIUM:

Michele McGleish

RESPONSIBLE STAFF:

Michele McGleish

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
X	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:

Olde Towne Youth Center Concept Plan

SUPPORTING BACKGROUND:

In January 2007, BMK Architects began the design process for a new Youth Center in Olde Towne Gaithersburg. The process included program verification, program and possible site layouts, and development of a concept design. A Steering Committee comprised of Parks and Recreation Staff, the City Manager's Office, Planning and Code Enforcement, the Department of Public Works, and BMK Architects worked together in developing the concept. The Project Team also consulted with the principal of Gaithersburg Middle School and other MCPS staff.

The resulting concept incorporates modern design attributes and LEED principles, with the goal of achieving a LEED Silver certification. Next steps include Schematic Design Development and projecting preliminary cost estimates.

Staff and the Architect will present the proposed concept, discuss LEED strategies, and review the project schedule. Following receipt of Council feedback and guidance, the next step will be Schematic Design.

DESIRED OUTCOME:

Provide Guidance to Staff and Architect.

OLDE

TOWNE

YOUTH

CENTER

BMK

CITY OF GAITHERSBURG

ARCHITECTURE PLANNING CONSULTING

- Program
- Site Context
- Site Plan
- Schematic Plan
- LEED Issues
- Project Timeline
- Q & A

O T Y C

Agenda

- House after school activities for 70-100 middle school students
- Provide both active spaces (Activity, Multipurpose) and passive spaces (Recording Studio, Computer areas)
- Develop an environmentally sustainable structure, silver LEED rating (Leadership in Energy and Environmental Design)

O T Y C

Concept Design Program

O T Y C

Room Name	West-side	OTYC
Sign in/Pantry/Staff Area	320	350
Staff Toilet	0	45
Activity Room	1,565	1600
Climbing Wall	170	0
Computer Room	870	700
Multipurpose Room	840	850
Mixing Room	0	280
Recording Studio	0	600
Toilet Rooms	390	270
General Storage	310	200

O T Y C

Room Name	West-Side	OTYC
Mechanical/Utilities	290	255
TOTAL PROGRAM SPACE	4,755	5,150
Ball field support spaces	810	0
Circulation/wall area	1,835	1,330
TOTAL GROSS BUILDING SQUARE FOOTAGE	7,400	6,480

(Existing Olde Towne Youth Center 3,500 SF)

Location

Edge
Conditions

Topography

Pedestrian
Access

Vehicular
Access

Adjacent
Uses

Open Space

O T Y C



Site Context

O T Y C

Northwest

Site Context

South

North

East

O T Y C

East



Site Context

South - Diamond Ave.



O T Y C

West



Site Context

North









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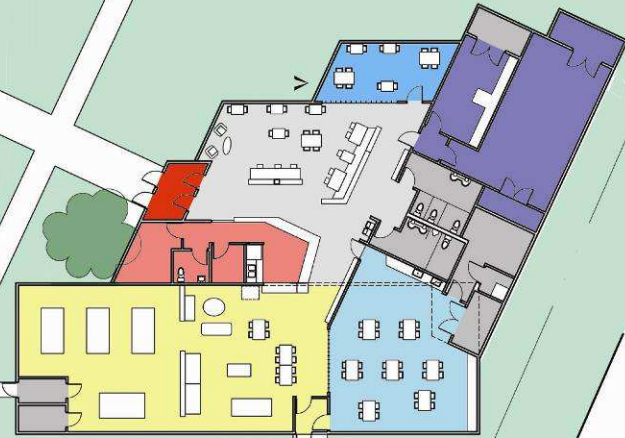
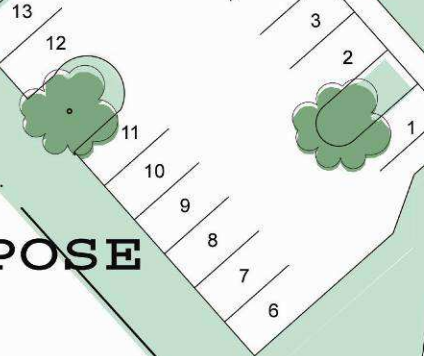
Teachers Way



T E A C H E R S W A Y

BUS DROP OFF

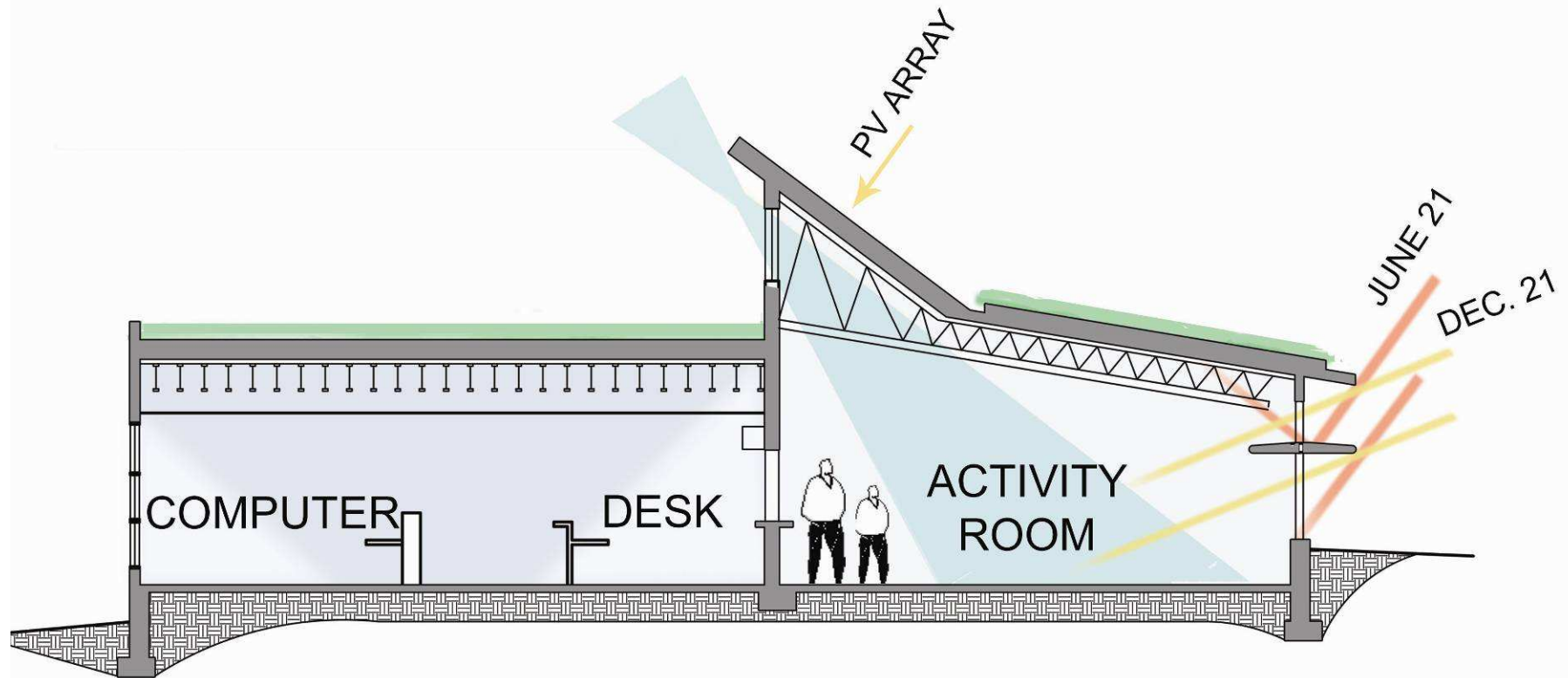
-  **ACTIVITY ROOM**
-  **COMPUTER ROOM**
-  **MULTIPURPOSE ROOM**
-  **RECORDING STUDIO**
-  **ADMIN. AREAS**
-  **CORE AREAS**
-  **ENTRY VESTIBULE**
-  **CIRCULATION**



SECTION A



BMK
pc



-  NORTH LIGHT
-  WINTER SUN
-  SUMMER SUN

BMK
pc

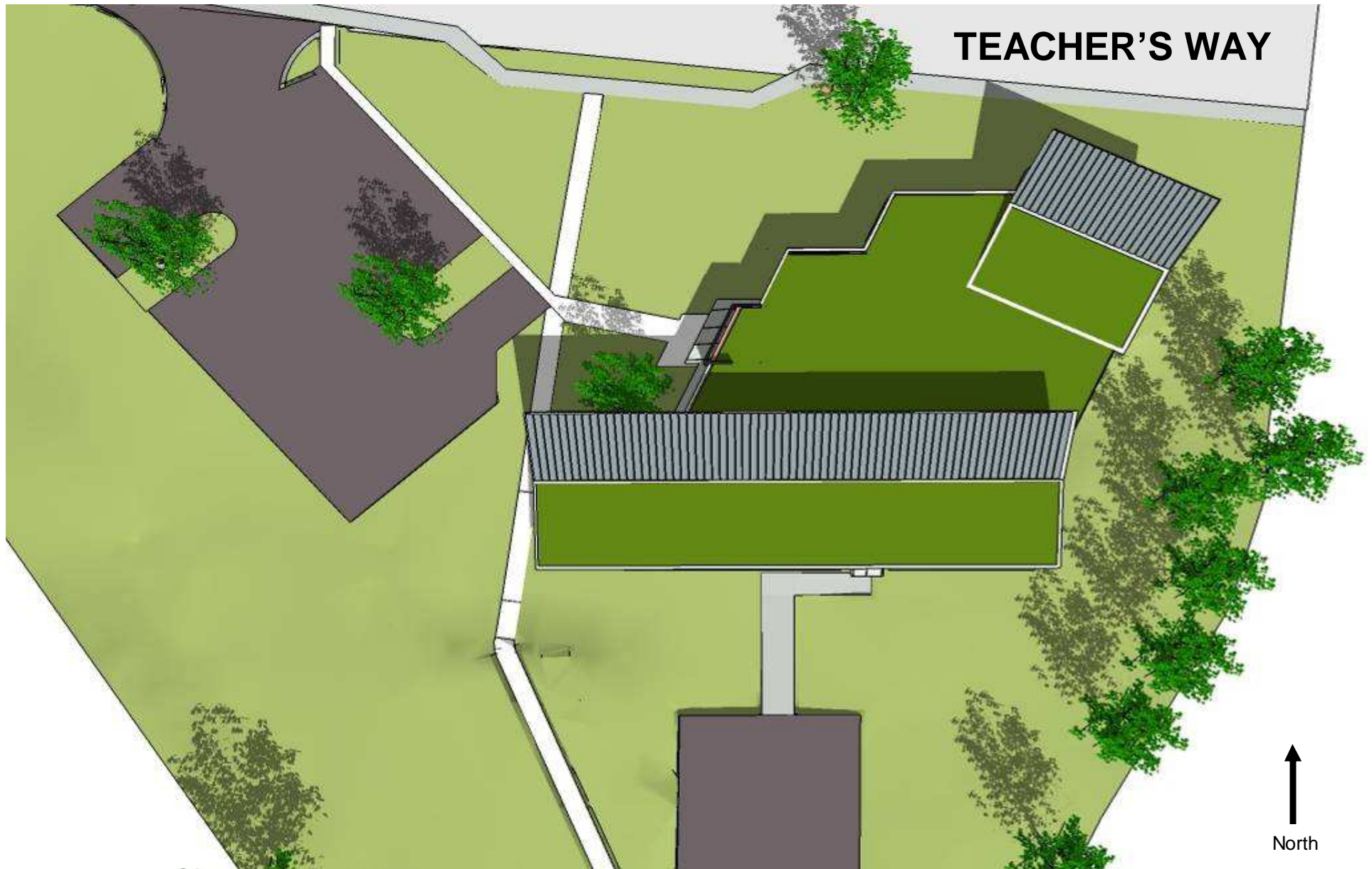
NORTH/SOUTH SECTION



*Interior -
ACTIVITY ROOM*



*Interior -
COMPUTER LAB*



CONCEPT DESIGN - SITE PLAN

Entry View



Approach

North Elevation



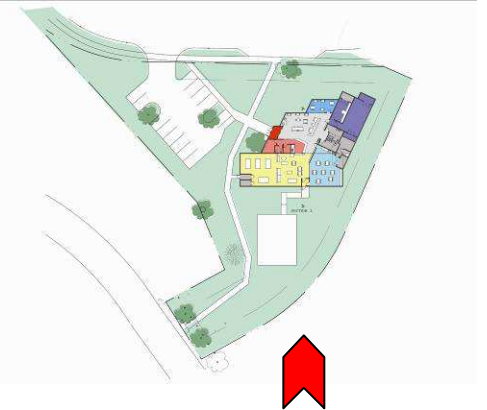
South View



SUMMER SUN



WINTER SUN



CONCEPT DESIGN – SOUTH ELEVATION

LEED

Energy and
Atmosphere

Materials and
Resources

Sustainable
Sites

Water
Efficiency

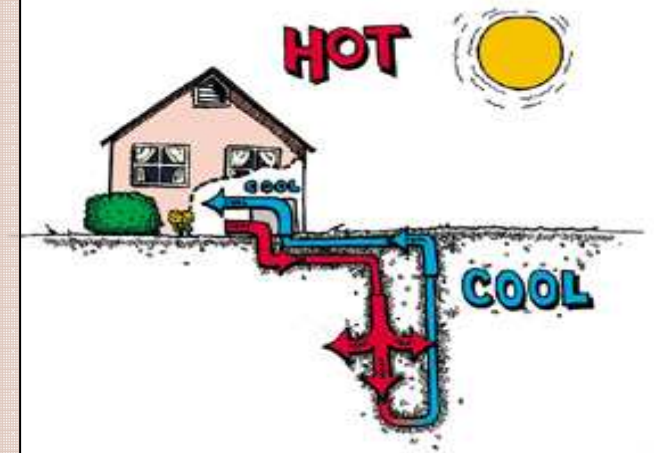
Indoor
Environmental
Quality

O T Y C



Energy and Atmosphere

	Likely	Possible
Optimize Energy Performance 1 - 10	6	1
On-Site Renewable Energy 1 - 3	1	2
Enhanced Commissioning	1	
Enhanced Refrigerant Management	1	
Measurement & Verification	1	
Green Power	1	
Subtotal	11	3



O T Y C



Materials and Resources

	Likely	Possible
Construction Waste, Divert 50% from Disposal		1
Material Reuse, 5%		1
Recycled Content, 10%	1	
Recycled Content, 20%		1
Regional Materials, 10%		1
Regional Materials, 20%		1
Rapidly Renewable Materials	1	
Certified Wood		1
Subtotal	2	6



O T Y C



Sustainable Sites

Likely

Possible

Site Selection

1

Public Transportation

1

Low-Emitting & Fuel-Efficient Vehicles

1

Reduce Parking Capacity

1

Site - Restore Open Space

1

Stormwater Rate & Quantity

1

Stormwater Treatment

1

Heat Island, NonRoof

1

Heat Island, Roof

1

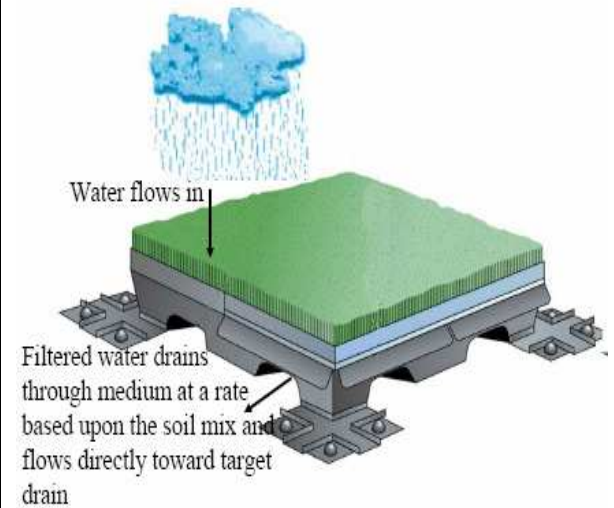
Light Pollution Reduction

1

Subtotal

9

1



O T Y C



Water Efficiency

Likely

Possible



Water Efficient Landscaping, Reduce 50%

1

Water Efficient Landscaping, No Potable Use or No Irrigation

1

Innovative Wastewater Technologies

1

Water Use Reduction, 20%

1

Water Use Reduction, 30%

1

Subtotal

3

2



O T Y C



Indoor Environmental Quality

Likely
Possible

Outdoor Air Monitoring	1	
Construction IAQ Plan,	1	
Before Occupancy IAQ Plan,	1	
Low-Emitting Materials,	1	
Adhesives & Sealants	1	
Paints & Coatings	1	
Carpet Systems	1	
Composite Wood & Agrifiber	1	



O T Y C



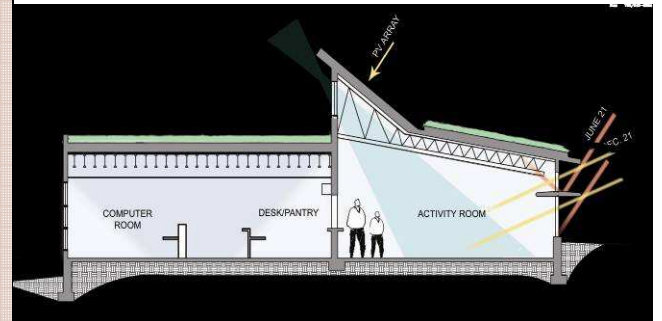
Indoor Environmental Quality Cont.

Likely
Possible

Indoor Pollutant Control	1	
Control of Lighting		1
Thermal Comfort, Control	1	
Thermal Comfort, Design	1	
Thermal Comfort, Verify	1	
Daylight & Views, 75% Spaces	1	
Daylight & Views, 90% Spaces		1
Subtotal	12	2

Total 38 13

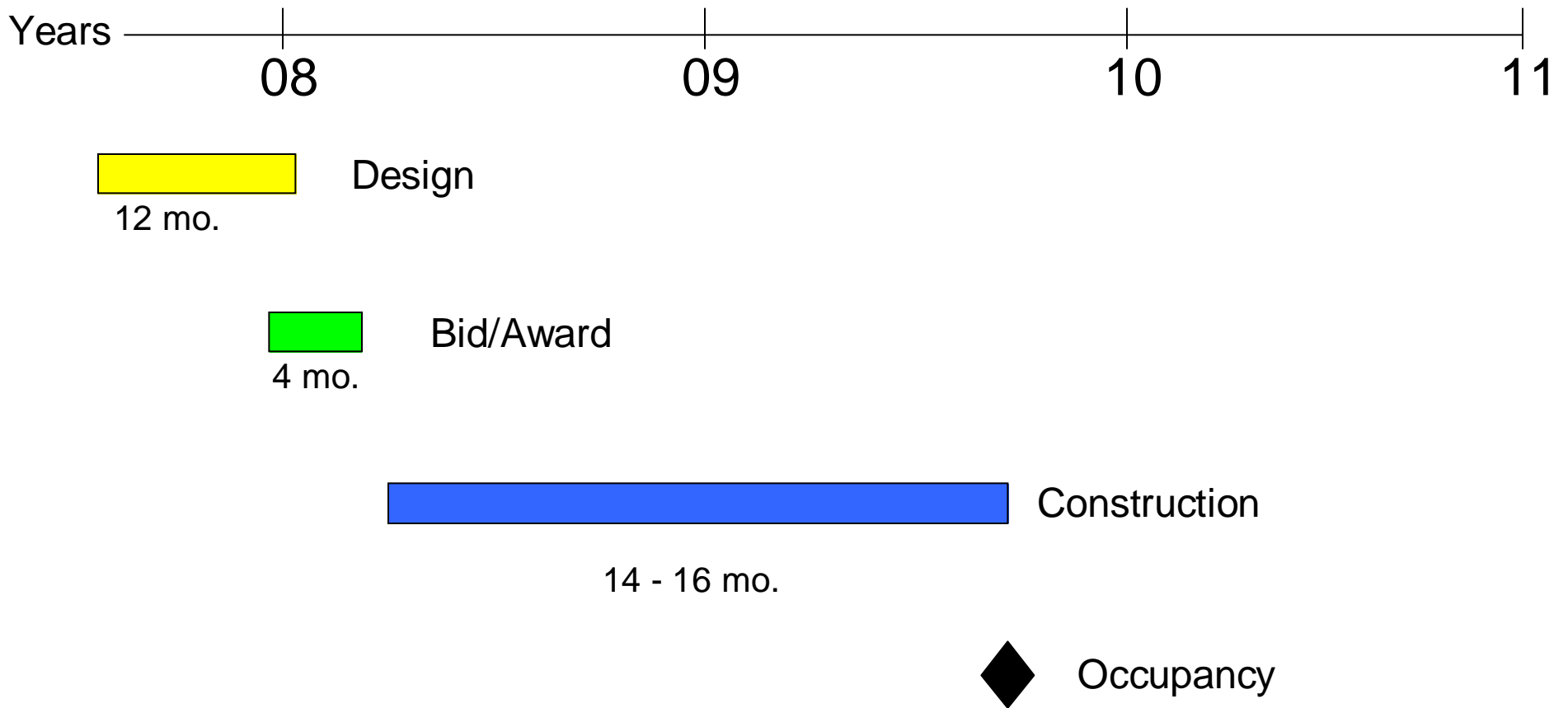
Silver Rating (32-39)



O T Y C



Projected Timeline



Q & A

O T Y C